

camel H O M E S

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Directions
Sat. Nav: TR6 0LD

What3Words ///confused.seagulls.lilac

For further help with directions, please call Camel Homes on 01872 571454

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Burlorne, Higher Bolenna
Perranporth TR6 0LD

Freehold

£459,950

VIEWINGS: Strictly by appointment only with Camel Homes, Perranporth.

MONEY LAUNDERING REGULATIONS

Intending purchasers will be asked to produce identification documentation at offer stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

PROPERTY MISDESCRIPTIONS

These details are for guidance only and complete accuracy cannot be guaranteed. They do not constitute a contract or part of a contract. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No guarantee can be given that the property is free from any latent or inherent defect. No apparatus, equipment, fixture or fitting has been tested. Items shown in photographs and plans are NOT necessarily included. If there is any point which is of particular importance to you, verification should be obtained. Interested parties are advised to check availability and make an appointment to view before travelling to see a property.

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Directors: Simon Dowling FRICS FNAEA and Tom Dowling





Burlorne, Higher Bolenna
Perranporth TR6 0LD



PROPERTY DESCRIPTION & SURROUNDING AREA

This stunning three-bedroom bungalow is a true gem in the beautiful coastal town of Perranporth, Cornwall. Set on a generous plot, this property boasts a well-maintained gardens, the front of which are low maintenance with decking and lawned areas. There is off-street parking, and a private rear garden that is perfect for outdoor living and entertaining.

Upon entering the bungalow, you are greeted by a bright and well fitted kitchen, this leads to the hallway that in turn leads you to the heart of the home. The large living and dining room is flooded with natural light and offers plenty of space for relaxing and entertaining.

The bungalow features three bedrooms and a dining room that currently has an archway into the living room/diner but with a little work could become a 4th bedroom. There is also a bathroom and large attic which leans itself to being converted into additional living space or bedrooms.

This property has been meticulously maintained and tastefully decorated throughout, making it a turn-key solution for anyone looking for a beautiful home in a desirable location. The bungalow benefits from oil central heating and double glazing throughout, ensuring that it is warm and energy-efficient all year round.

To the outside is also a large garage with inspection pit and plenty of storage.

Perranporth is a highly sought-after location that offers stunning coastal walks, beautiful beaches, and a vibrant town centre with a range of shops, cafes, and restaurants. This property is ideally located within easy reach of all village amenities, while still offering a peaceful and tranquil setting.

Overall, this beautiful bungalow offers the perfect blend of modern living and coastal charm, making it a truly unique and desirable property that is not to be missed.

PROPERTY ACCOMMODATION

Principal accommodation comprises (all dimensions are approximate):-

Entrance Porch
5'9 x 4'3 (1.75m x 1.30m)

Kitchen
14'4 x 9'7(3.76m x 2.92m)

Hallway

Living Room/Diner
23'2 x 14'9 (7.06m x 4.50m)

Dining Room (Potential 4th Bedroom)
12'10 x 8'5 (3.91m x 2.57m)
This room is off set to both the living room (with arch through) and the hallway (with access door). It is currently a dining room due to the archway but with a little work could be made into a 4th bedroom.

Bedroom One
10'1 x 9'7 (3.07m x 2.92m)

Bedroom Two
12'10 x 9'11 (3.91m x 3.02m)

Bedroom Three
9'3 x 6'7 (2.82m x 2.01m)

Bath/Shower Room
9'2 x 5'11 (2.79m x 1.80m)

Gardens

Garage and Parking
16'8 x 9'7 (16.8m x 9.7m)
The garage has an inspection pit and there is parking to the front of the garage and bungalow for 2 to 3 cars.

- **THREE BEDROOM DETACHED BUNGALOW**
- **BEAUTIFULLY PRESENTED THROUGHOUT**
- **LARGE & BRIGHT LIVING ROOM**
- **POTENTIAL TO MAKE A 4TH GROUND FLOOR BEDROOM**
- **DOUBLE GLAZED**
- **NICE SIZED, WELL PRESENTED, ENCLOSED GARDENS**
- **GARAGE & DRIVEWAY PARKING**
- **ATTIC WITH DOUBLE GLAZED WINDOW. ROOM FOR EXTENSION**
- **QUIET SETTING WITH VIEWS OVER PERRANPORTH**
- **COUNCIL TAX BAND - D**
- **EPC - D**

